040.0	0004	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	870,500 /	870,500
					USE VALUE:	870,500 /	870,500
					ASSESSED:	870,500 /	870,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	BOWDOIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRISCILLA MAE LLC
Owner 2:	
Owner 3:	
Street 1:	23 OLDHAM ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHINE DANIEL & TATRO SUSAN -
Owner 2:	-
Street 1:	23 OLDHAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2362 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	426,200	300	444,000	870,500
Total Card	0.103	426,200	300	444,000	870,500
Total Parcel	0.103	426,200	300	444,000	870,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.54 | /Parcel: 368.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 26894

GIS Ref

GIS Ref

Insp Date 11/08/18

!3310!

PREVIOUS ASSESSMENT

Parcel ID 040.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	426,300	300	4,500.	444,000	870,600	870,600	Year End Roll	12/18/2019
2019	104	FV	352,800	300	4,500.	471,800	824,900	824,900	Year End Roll	1/3/2019
2018	104	FV	352,800	300	4,500.	344,100	697,200	697,200	Year End Roll	12/20/2017
2017	104	FV	331,000	300	4,500.	299,700	631,000	631,000	Year End Roll	1/3/2017
2016	104	FV	331,000	300	4,500.	255,300	586,600	586,600	Year End	1/4/2016
2015	104	FV	295,100	400	4,500.	249,800	545,300	545,300	Year End Roll	12/11/2014
2014	104	FV	295,100	400	4,500.	205,400	500,900	500,900	Year End Roll	12/16/2013
2013	104	FV	306,900	400	4,500.	195,400	502,700	502,700		12/13/2012

PRINT

Date	Time
12/10/20	18:35:31

LAST REV

Date	Time
09/09/19	10:01:47

apro

3310

USER DEFINED

Prior Id # 1:	26894
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHINE DANIEL &	63306-408		2/25/2014	Convenience	1	No	No		
SHINE DANIEL &	42267-518		3/19/2004	Family	1	No	No		
	12937-209		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2018	1038	Wood Dec	8,000	C				
12/11/2006	1071	Manual	5,000					major structural r

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	189	PATRIOT
3/4/2000	Mailer Sent		
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.09453845
Const Adj.:	0.98980200
Adj $ / SQ:	184.174
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617722
Depreciation:	191494
Depreciated Total:	426228

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

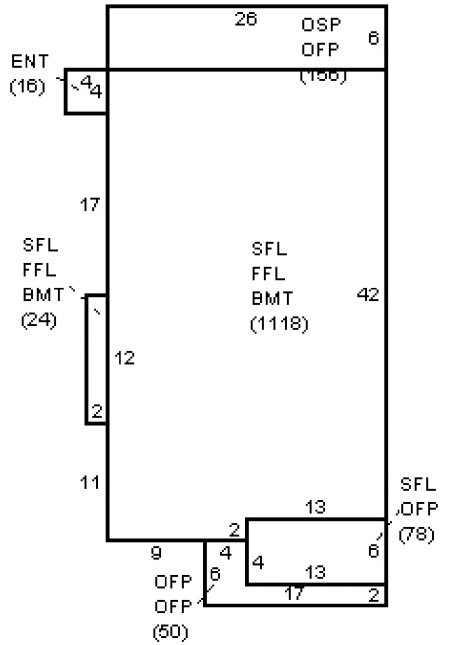
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.17
Special Features:	0	Val/Su Net:	106.28
Final Total:	426200	Val/Su SzAd	180.44

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,220	184.170	224,692
BMT	Basement	1,142	55.250	63,098
FFL	First Floor	1,142	184.170	210,327
OFP	Open Porch	334	21.220	7,088
OSP	Screen Porch	156	29.480	4,599
ENT	ENTRY	16	26.130	418

Net Sketched Area:	4,010	Total:	510,222

Size Ad	2362	Gross Are	4010	FinArea	2362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	104						
19	Patio	D	Y	1	10X10	A	FR	1972	6.00	T	47	104			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300